

Message

From: McCaffrey, Shawn [/O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=ABC95EAC9BAD4C9985A8D53FE780756C-MCCAFFREY, SHAWN]
Sent: 10/4/2016 4:01:33 PM
To: Rudy, Michael [Rudy.Mike@epa.gov]
Subject: RE: Bonita Peak Statement of Work - Title Search/Mapping Needs

I agree Mike, this is within scope.

From: Rudy, Michael
Sent: Tuesday, October 04, 2016 9:56 AM
To: O'Reilly, Maureen <O'Reilly.Maureen@epa.gov>; Darren Morris <dmorris@toeroek.com>; Kevin Geraci <kgeraci@toeroek.com>
Cc: McCaffrey, Shawn <McCaffrey.Shawn@epa.gov>; Sisk, Richard <Sisk.Richard@epa.gov>
Subject: RE: Bonita Peak Statement of Work - Title Search/Mapping Needs

Yes, it's primary purpose is for performing baseline investigative research and subsequent litigation support. This will be a one-time tasking involving no mapping or title history search. The search will only involve identifying the present owner from easily obtainable (i.e., in-house) files. A modification for additional takings, such as mapping and title research will involve a modification, which I foresee addressing in the near future.

*Mike Rudy
Senior Enforcement Specialist/Civil Investigator
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Tel. No. (303) 312-6332, Fax No. (303) 312-7519
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From: O'Reilly, Maureen
Sent: Tuesday, October 04, 2016 7:27 AM
To: Darren Morris <dmorris@toeroek.com>; Rudy, Michael <Rudy.Mike@epa.gov>; Kevin Geraci <kgeraci@toeroek.com>
Cc: McCaffrey, Shawn <McCaffrey.Shawn@epa.gov>; Sisk, Richard <Sisk.Richard@epa.gov>
Subject: RE: Bonita Peak Statement of Work - Title Search/Mapping Needs

Team – The Bonita Peak statement of work (SOW) does not include a task for title searching or map making. If this likely to be a one-time request aimed at obtaining current ownership information for the purpose of filing a Superfund lien or performing baseline investigative research to establish liability based on current ownership of this parcel, I think we can fit it into the SOW as written.

If this team anticipates that it will have any additional title search or mapping needs under this task order we should modify the SOW and estimate the cost of those services.

Maureen O'Reilly
U.S. Environmental Protection Agency
ADR Coordinator/Senior Superfund Enforcement Specialist
1595 Wynkoop Street, ENF-RC
Denver, CO 80202
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"No struggle for what you believe in
is ever futile." – Manolis Glezos
Celebrated Greek freedom fighter at 92

From: Darren Morris [<mailto:dmorris@toeroek.com>]

Sent: Monday, October 03, 2016 6:32 PM

To: Rudy, Michael <Rudy.Mike@epa.gov>; Kevin Geraci <kgeraci@toeroek.com>

Cc: Sisk, Richard <Sisk.Richard@epa.gov>; McCaffrey, Shawn <Mccaffrey.Shawn@epa.gov>; O'Reilly, Maureen <OReilly.Maureen@epa.gov>

Subject: RE: Mike---the left side of the red outlined area -----we need the property information --right side is Todd's

Mike:

I am in receipt of this request, thank you.

We can certainly begin to obtain title information for the area circled below; however, I have a few questions and comments that might help to clarify the task:

- 1) I'm assuming EPA wants current ownership, but do you also require a vesting deed and any title encumbrances if present?
- 2) San Juan County Assessor data can be off by as much as 1,000 feet, but we may have recently surveyed data that shows title ownership of this parcel. Let me check our records and maps to identify this property. It may be relatively easy to locate ownership, but we need to be cognizant of the deficiencies in parcel data from the County. It may end up more complicated if there are adjacent properties with inaccurate surveys. I will talk with our GIS folks tomorrow.
- 3) If you have time, let's have a discussion regarding scope, deliverables, and timelines.

I will send you a separate email tonight or tomorrow morning for a time to discuss this task further.

All the best,
Darren

Darren M. Morris
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Lakewood, Colorado 80228
720-898-4104 (f) 303-407-0279

From: Rudy, Michael [<mailto:Rudy.Mike@epa.gov>]

Sent: Monday, October 03, 2016 4:35 PM

To: Darren Morris; Kevin Geraci

Cc: Sisk, Richard; McCaffrey, Shawn; O'Reilly, Maureen

Subject: FW: Mike---the left side of the red outlined area -----we need the property information --right side is Todd's

ENFORCEMENT CONFIDENTIAL

Below map – EPA needs to obtain the title info for the below area circled in red. NOTE: This could be a “Hennis area” or a “Hennis area of interest” and the Agency is negotiating an AOC with him and his companies presently. Further, we are also conducting an ability to pay regarding Hennis and companies presently. I have reviewed the present TO and believe this request fits with in litigation support. See below:

Tasks 1.1, 1.3, 1.4 and 1.5

- Contractor will investigate, research, and provide litigation support as needed related to the BPMD Site.
- Contractor will investigate, research, and provide litigation support as needed related to the viable PRPs previously identified on the Site.

Mike Rudy

Senior Enforcement Specialist/Civil Investigator

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From: Guy, Kerry

Sent: Monday, October 03, 2016 3:50 PM

To: Rudy, Michael <Rudy.Mike@epa.gov>

Cc: Peronard, Paul <Peronard.Paul@epa.gov>

Subject: Mike---the left side of the red outlined area -----we need the property information --right side is Todd's

